



Fairacres

Roehampton Lane, SW15

Asking Price £1,300,000

This spacious 1,681 sq. ft. three-bedroom apartment including secure private garage, forms part of the elegant and ever-popular Art Deco mansion block, Fairacres, situated in the heart of southwest London. Positioned on the 3rd floor, the property enjoys expansive views from its private balcony across the development's meticulously maintained gardens and the green vista of The Roehampton Club golf course beyond. Adjacent to the vast open spaces of historic Richmond Park and flanked by the affluent villages of Richmond, East Sheen and Barnes, with direct access to London Waterloo and the A3, the position of this property combines central London living with countryside serenity.

CHESTERTONS



Fairacres, Roehampton Lane, SW15

This elegant three-bedroom residence comprises an expansive 1,681 sq. ft. of living space, set within the exclusive Fairacres development, offering portered service, a secure private garage with remote-controlled electric door and generous free parking. Fairacres extensive and beautifully maintained grounds connect through a private gated walkway for direct access to the prestigious Roehampton Club, a private members' sports and social club, complete with an 18-hole parkland golf course. Located within easy reach of Barnes Station (0.4 miles) and serviced by its own Fairacres bus stop, offering easy access into central London. Queen Mary's Hospital and the vast green spaces of Richmond Park are several minutes' walk away.

The apartment block offers a secure entry system to a ground floor reception area with rear door offering direct access to the gardens and walkways and a lift or stairwell takes you to the privacy of the third floor. The apartment comprises a large central entrance hall, featuring a hidden door to a substantial linen closet as well as a separate coat cupboard. Controls for the building's entry system and communal central heating panels are conveniently located near the front door, and the property has been fitted throughout with a luxuriously high-end carpet.

The large reception room and connecting formal dining room / study complete with bespoke free-standing cupboards and shelving, offer beautiful vistas across the grounds and golf course, giving a bright and airy feel to the property. In addition, a rear balcony with remote-controlled electric awning, provides a private outdoor space with peaceful and stunningly uninterrupted views.

Three bedrooms are located off a central corridor, all complete with bespoke fitted cupboards and dressing table offering ample storage and designer blackout blinds. The property comprises two large refurbished modern bathrooms, one with bath and shower, both fitted with designer fixtures and underfloor heating. To the front of the property is a separate laundry room, spacious fitted kitchen, complete with connecting breakfast room offering ample entertaining space, pantry and two generous broom cupboards as well as a rear door to a shared exterior stairwell and refuse area, serviced by the porters.

The property is being sold chain free.



- 1681 sq. ft living space with private garage and free parking
- Exclusive Fairacres development with porter service
- Two double and one single bedroom with bespoke fitted cupboards
- Two refurbished bathrooms with designer fixtures and underfloor heating
- Two bright and airy reception rooms overlooking manicured gardens
- Private rear balcony with remote-controlled awning
- Private access to the prestigious Roehampton Member's Club
- Direct access to London Waterloo and the A3
- No onward chain

Tenure: Leasehold (Expiry: 25/12/2137)

Service Charge: £11,392 p.a. plus Reserve Fund: £800 p.a. Garage Service Charge £116.86 p.a.

Ground Rent: £10 plus Garage £10 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		

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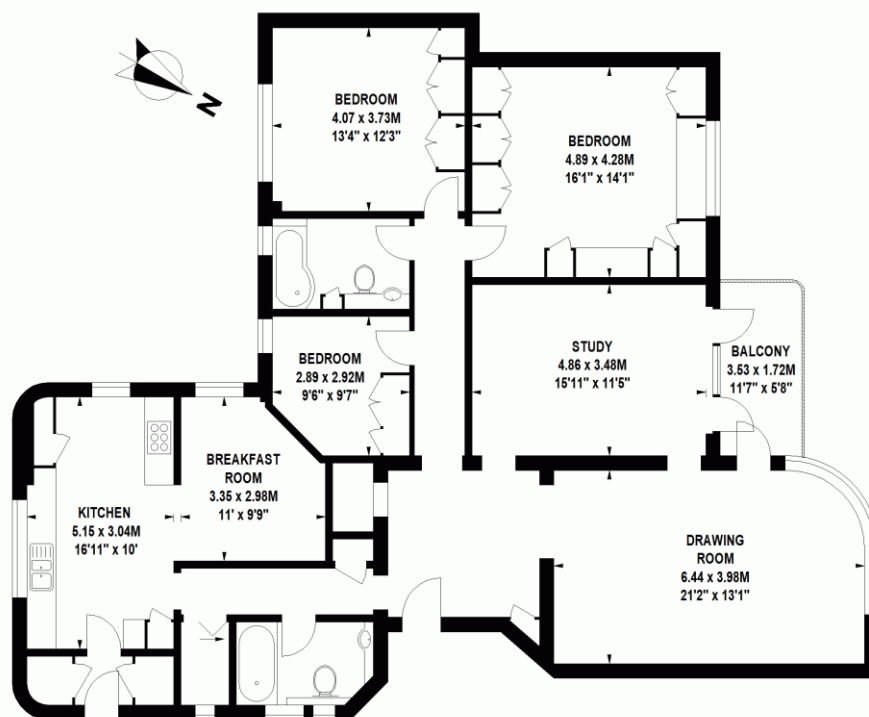
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Roehampton Lane, SW15**

Approximate Gross Internal Area 156.2 sq m / 1681 sq ft



Third Floor

Floor Plan produced for Chestertons by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

